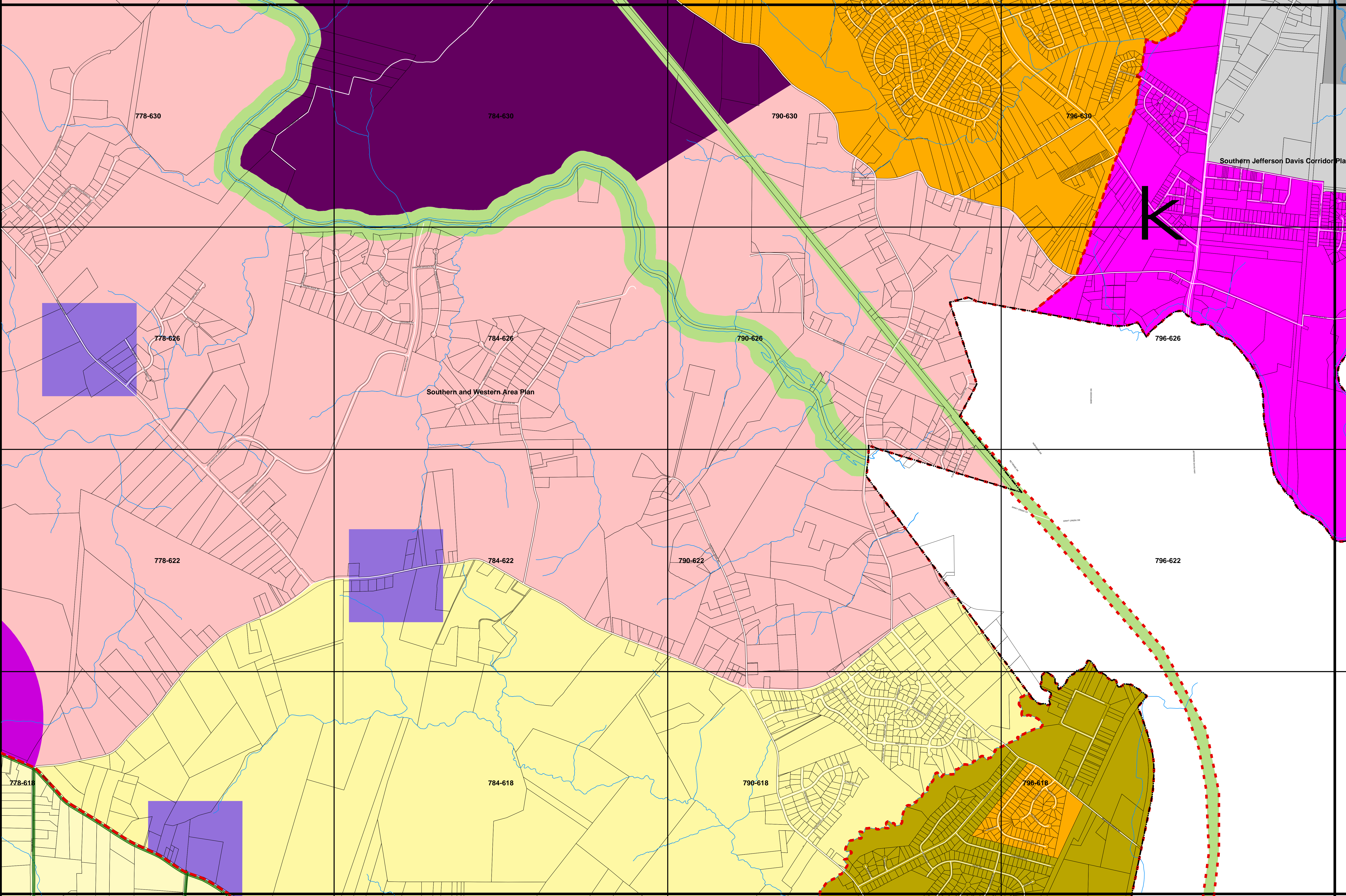


CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 41

KEY
Refer to Plan text for full definition

See Notes Below



Ettrick Village Plan

(Adopted Date: January 14, 2004)

- Residential 1.0 or less u/ac.
- Residential 2.5 or less u/ac.
- Residential 4.0 or less u/ac.
- Residential 7.0 or less u/ac.
- Residential 7.0 or more u/ac.
- Neighborhood Convenience
- Community Mixed Use
- Village Commercial
- Light Industrial
- Conservation/Recreation

Matoaca Village Plan

(Adopted Date: November 12, 2003)

- 1-5 acre lots (Suited for R88)
- Residential 1 unit/acre or less
- Residential 1.5 units/acre or less
- Residential 2.5 units/acre or less
- Village Commercial
- Conservation/Passive Recreation
- Green Belt
- Scenic Corridor

Southern & Western Area Plan

(Adopted Date: November 12, 2003)

- 1-5 acre lots; suited to R-88 zoning
- 1.01-2.5 units/acre
- 2.51-4.0 units/acre
- Neighborhood Mixed Use Center
- Community Mixed Use Center
- Regional Mixed Use
- Refer to Intersection Map Details
- Recreation/Linear Trails
- Rural Conservation Area
- Pocahontas State Park

Southern Jefferson Davis Corridor Plan

(Adopted Date: January 10, 2001)

- Residential 2.51 to 4.0 units per acre
- Residential 4.01 to 7.0 units per acre
- Community commercial/Mixed use corridor
- Commercial
- Light Industrial
- Industrial

NOTES

The Ettrick Village Plan

Note 1:

All Land Use Categories

Additional multi-family and/or townhouse zoning and/or developments, including condominiums, would not be appropriate in this geography due to the existing numbers of multi-family and rental units prevalent throughout this geography.

The Matoaca Village Plan

Note 1:

Scenic Corridors & Residential 1 unit/acre or less

Residential development in areas suggested on the plan for residential use of 1 unit per acre or less should conform to conservation subdivision development standards.

The Southern and Western Area Plan

General Note

With in all land use categories, zoning requests should be analyzed to determine the impacts of individual uses on existing and anticipated area development. If compatibility problems are anticipated, they should be addressed during the zoning process or by requesting a less intense classification.

Southern Jefferson Davis Corridor Plan

Big Asterisk *

The second opportunity site is an area fronting the north and south lines of Harrowgate Road at its intersection with Jefferson Davis Highway and potentially the north and south lines of Whitehouse Road at its intersection with Jefferson Davis Highway. This site has the potential to support a community-scale mixed use center.

The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels

0 0.3 0.6
Miles

